

**ZONING COMMITTEE
RECOMMENDATION
March 1, 2006**

Rezoning Petition No. 2006 - 23

Property Owner: CK Steele Creek, LLC

Petitioner: Piedmont Companies, Inc.

Location: Approximately 2.13 acres located east of Steele Creek Road and north of York Road.

Request: CC SPA, commercial center site plan amendment.

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote: Yeas: Carter, Cooksey, Farman, Howard, Hughes, Ratcliffe, and Sheild
Nays: None
Absent: None

Summary of Petition

This request proposes to amend a portion of an existing CC conditional plan (petition 98-44(c)) to allow an additional outparcel for a 12,900 square foot Goodwill store. The original petition 98-44(c) will apply for an administrative approval to reduce the allowable square footage by 12,900 so no additional square footage is being requested for the overall center.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that all the outstanding site plan issues have been addressed and that the request is consistent with the Lower Steele Creek Project Plan, Southwest District Plan and qualifies under The General Development Policies guidelines as a Community Retail Center.

Statement of Consistency

Upon a motion made by Carter and seconded by Howard the Zoning Committee unanimously found this petition to be consistent with the adopted plans.

Vote

Upon a motion made by Howard and seconded by Ratcliffe the Zoning Committee voted unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.